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6	John.Byrne@byrnelawcorp.com Attorney for Creditor Shea Center Roseville 1, LLC				
7					
8	UNITED STATES BANKRUPTCY COURT				
9	NORTHERN DISTRICT OF CALIFORNIA				
10					
11	In re ICHARTS, INC., }	Case No. 18-50958-MEH-7			
12	. }				
13	}	Chapter 7			
14	. }	STIPULATION TO			
15	Debtor.	ABANDONMENT OF ESTATE AS			
16	}	TO U.D. ACTION			
17	}				
18	}	Judge: Hon. M. Elaine Hammond			
19	}				
20	{				
21					
22	Craditors Shap Center Reservible 1 IIC (the "Craditor") and Chanter				
23	Creditors Shea Center Roseville 1, LLC (the "Creditor") and Chapter				
24	7 Trustee Fred Hjelmset (the "Trustee") hereby stipulate to an order				
25	abandoning any interest by the Trustee in the unlawful detainer action				
	brought in the Superior Court of Placer County by the Creditor (the "U.D.				
26	Action"), by and through their respective counsel of record.				

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## RECITALS

- 1. Debtor Icharts, Inc. ("Debtor") is a party to an office lease at 516 Gibson Drive, Suite 110, Roseville, CA 95678 ("Premises") pursuant to a written Lease. Shea represents it is the owner of the Property and the landlord under the Lease.
- 2. On March 13, 2018, Shea filed an unlawful detainer action against Debtor in the Superior Court of Placer County, California, Case No. SCV0040525 ("U.D. Action"). A default judgment was entered on April 4, 2018, after which Shea attempted to reclaim possession of the Property.
- 3. On April 30, 2018, Debtor filed a Voluntary Petition under Chapter 7 of 11 U.S.C. § 101 et seq. The Trustee is the Chapter 7 Trustee.

## **STIPULATION**

NOW, THEREFORE, subject to the approval of the Court, Shea and the Trustee hereby stipulate and agree as follows:

A. The Trustee has no objection to Shea pursuing its state court remedies to recover the Premises, has no interest in the Lease, and has no objection to the Court granting relief from the automatic stay on an expedited basis;

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2	petition		to administrative priority for post-
3	pennon	rent.	
4	Dated:	05-25-18	The ByrneLaw Office
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7	111111111111111111111111111111111111111		John P. Byrne Attorney for
8			Shea Center Roseville 1, LLC
9	Dated:	5-24-18	FRED HJELMSET
10			CHAPTER 7 TRUSTEE
11			1/0 A
12			By:
13			For the Chapter 7 Trustee
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